

THE BRIDGES ON THE RIVER HOMEOWNERS ASSOCIATION
Architectural Review Application Form
REVISED – FEB 2022

Name _____ Date _____

Address _____

Phone Number _____ Lot # _____

Email: _____

Website Address: <http://www.thebridgesontheriver.com>

Form Guidelines and Instructions:

- The Architectural Review Committee (ARC) meets as needed to review complex submissions. Submittal should be emailed to Elite Housing Management at the following email address. **arc@ehmusa.com (256) 808-8719**
- Elite will email the ARC committee members for review and approval. Elite will then notify homeowners via email. ARC committee has 30 days to approve. However, most approvals occur much quicker than the 30 days.
- Information submitted should be thorough, and complete, with all appropriate boxes checked. Fill out all appropriate sections of this form, being sure to include pages 1 through 3.
- Drawings and sketches should be to scale, or close to scale, with all pertinent dimensions included.
- Pending receipt of a completed Submittal Form, a decision by the committee will be reached within 30 days of receipt from Elite Housing Management.
- If additional information is requested, the owner should be prepared to present it in a timely fashion so that the ARC may make its decision within that 30 day period.
- If after receiving all requested information, and after 30 days from the initial review from the ARC, if the ARC has not issued a decision, approval will be deemed to have been granted.
- Approved submittals, and those “deemed to be granted,” expire 90 days after date of approval, and must be re-submitted for approval if construction is expected to start after this date.
- All construction must be completed within 90 days of start date.
- A copy of any required Madison County building permits **MUST** be forwarded to the Elite Housing before construction commences.
- The ARC reserves the right to inspect progress of submitted project during construction to ensure compliance.
- Any resident that commences construction prior to architectural committee submittal and approval, must stop construction, submit plans for approval, and will be required to pay a fine of no less than **\$100.00** to the Bridges on the River HOA.

1. This application is for:
 - a. ☐ An addition to my home.
 - b. ☐ Installation of a fence.
 - c. ☐ Addition of a deck.
 - d. ☐ Change/addition to existing landscaping.
 - e. ☐ Construction of an out building.
 - f. ☐ Swimming pool installation.
 - g. ☐ Other. Explain below.

2. Date you wish to start construction or modification. _____.
3. Completion date. _____. (90-day maximum)
4. Do you plan to use a contractor to do the work requested? _____. Name of contractor (s). _____.
5. Is a construction permit required? _____.
6. Provide a description of the work you are planning to do or planning to have done by a contractor. Provide a list of materials or plants, e.g., the color of paint to be used; the color of brick; color of shingles; type of lumber; and, names and varieties of plants.

7. Provide a drawing or sketch of the project you are planning to do. Although the drawing may not be to scale, provide approximate measurements in feet. You may submit a drawing on a separate sheet of paper or attach architectural drawings.

8. The information submitted is accurate and factual representation of the project that is proposed. If approved, I/we will not modify the approved plan without seeking an additional review of change plans by the Architectural Review Committee or the The Bridges OTR Board. I/we understand that it is my responsibility to contact and coordinate with the local utility companies prior to any excavation work. I/we understand that I/we may not begin work on the project until the committee approves the proposal. I/we also understand that if we begin work before approval is granted, I/we are subject to fines or other remedies available to the association to stop work or remove work accomplished as outlined in the community covenants.
9. Completed forms must be **submitted to Elite Housing Management via email, or by calling (256) 808-8719**

Homeowner's Signature

ARC Approval Section

Date _____

X _____	X _____
X _____	X _____
X _____	X _____

Notes: _____

Checklists:

Additions and detached buildings

Notes for Detached Outbuildings!

- Maximum allowable outbuilding footprint shall not exceed 850 ft², with a width to depth ratio of between .66 and 1.00.
- No kitchen facilities are allowed.
- Only half, or three quarter baths shall be permitted.
 - Half bath is defined as containing only a sink and toilet.
 - Three quarter bath is defined as containing only a sink, toilet, and stall shower (no tub).

- () Submit a copy of the site plan with estimated start and completion date
- () Property lines, easements and right-of-ways are shown
- () Building dimensions with set backs are defined
- () Picture or illustration depicting the finished addition or detached building
- () **ALL** Exterior finishes (inclusive of windows, shutters, gutters, lighting, etc..) shall be identified, shall match the existing dwelling exterior finishes and shall be in compliance with the latest covenants governing this community
- () Concrete driveways are shown

Name of brick to be used:

Brick Supplier:

Mortar Color:

- () Roof color, design and manufacturer:

- () Paint name, number, manufacturer

- () Trim COLOR Name

/type: _____

- () Siding COLOR Name /

Type: _____

() Shutters, COLOR Name / Type:

() Helpful if photo of existing house is provided.

Fencing

() Plot plan included

() Fencing material _____ Height _____

Style _____

Stain color _____ Estimated date when Stain shall be applied _____

() Property lines, easements, existing fences and right-of-ways are shown

() Concrete driveways and gates are shown

() Fence company estimate sheet is included which shows distances from property lines.

() Ensure that proposed Fencing is in accordance with the latest revision of the covenants that govern this community.

Fencing may not extend forward of the rear house wall.

Landscape

() Landscape Plan Attached:

Trees:

Front Yard:	<u>Species</u>	<u>Variety</u>	<u>Caliper</u>	<u>Height</u>
Ex.	Maple	October Glory	3"	15'
	_____	_____	_____	_____
	_____	_____	_____	_____

Back Yard:	_____	_____	_____	_____
	_____	_____	_____	_____

() Indicate on drawing where all trees are to be placed

() Mark existing, pertinent tree locations

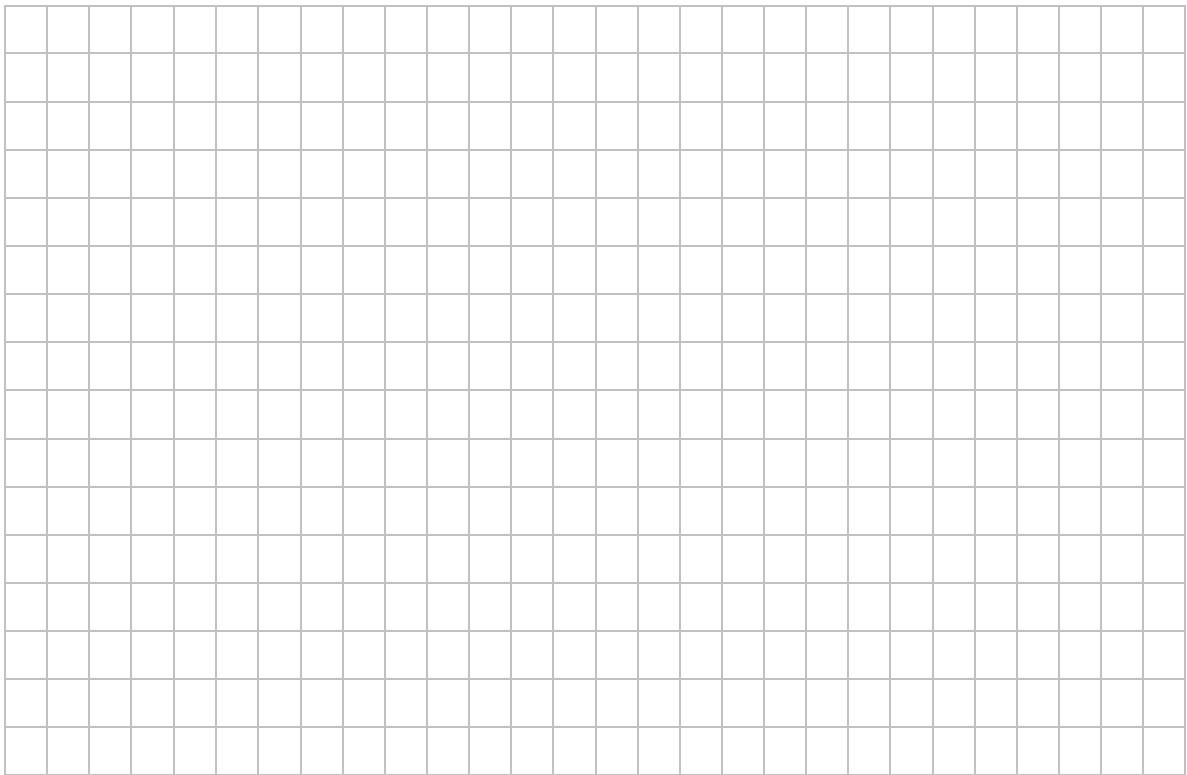
- () Indicate where all shrubs are to be placed – Quantity, size, variety and name
- () Type of sod and planting areas indicated
- () Planting beds with mulch and/or ground cover indicated
- () Planting to be used as a screen for mechanical units is shown
- () Indicate the use of any retaining wall features that will be incorporated into landscaping.
Specify wall dimension and the proposed block type to be used
- () Provide pictures or illustration if possible to convey the finished look
- () Ensure that the proposed Landscape plan is in accordance with the latest revision of the covenants that govern this community

If proposed landscaping is to be used as a man-made natural fence/barrier, any and all applicable fencing guidelines must also be adhered to.

The “Front yard” is defined herein as the portion of the lot that extends from the road to the front of the home. The area between the front, and rear walls of the home would be referred to as the "Side Yard". The remaining area starting from the rear wall of the home and extending back to the edge of the lot would be considered the "Back yard".

Pool (IN-GROUND ONLY ALLOWED)

- () Pool Plot plan included, can use the Pool Company estimate planning sheet
- () Provide a copy of the submitted “Madison County Building Inspection Department Swimming Pool Statement of Intent” form
- () Property lines, fences, easements and right-of-ways are shown
- () Pool dimensions with set backs are defined
- () Pool construction type, Vinyl () or Cement ()
- () Filter / Pump equipment location shown, approximate location
- () Pool filter Backwash discharge location, **assuring that backwash will not encroach onto neighboring property**
- () Dimensions of any walkways, sidewalks, patio, pool apron, etc... to be constructed along with the pool



1 square is equal to _____.